

Fill in this information to identify the case:Debtor name PEAK TAHOE LLCUnited States Bankruptcy Court for the: DISTRICT OF NEVADACase number (if known) 23-50483☐ Check if this is an amended filingOfficial Form 202**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 1, 2023**X /s/ JONATHAN MOUGHARBEL, AS TRUSTEE, MANAGING MEMBER**

Signature of individual signing on behalf of debtor

JONATHAN MOUGHARBEL, AS TRUSTEE, MANAGING MEMBER

Printed name

OF SHEBA DEVELOPMENT, LLC, MEMBER OF THE PEAK TAHOE L.L.C.

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **PEAK TAHOE LLC**
 United States Bankruptcy Court for the: **DISTRICT OF NEVADA**
 Case number (if known): **23-50483**

☐ Check if this is an
 amended filing

Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
CALIFORNIA MANTLE PO BOX 340037 Sacramento, CA 95864		GOODS/ SERVICES				\$3,840.00
CHEEK CONSTRUCTION 3303 RENO HIGHWAY Fallon, NV 89406		GOODS/ SERVICES				\$571.25
DOUGLAS COUNTY TREASURER PO BOX 218 Minden, NV 89423		PROPERTY TAXES				\$15,384.53
DSS DEVELOPMENT SOLUTIONS 8915 S. PECOS ROAD #20A Henderson, NV 89074		GOODS/ SERVICES				\$1,857.92
HIGH SIERRA FIRE 3250 RETAIL DRIVE SUITE 120-24 Carson City, NV 89706		GOODS/ SERVICES				\$38,131.97
INTERNAL REVENUE SERVICE P O BOX 7346 Philadelphia, PA 19101-7346		ESTIMATED TAX LIABILITY 2022				\$5,040.00
INTERNAL REVENUE SERVICE P O BOX 7346 Philadelphia, PA 19101-7346		TAXES OWING				\$5,040.00

Debtor **PEAK TAHOE LLC**
NameCase number (if known) **23-50483**

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
JUSTIN WILSON CONSTRUCTION PO BOX 3886 Carson City, NV 89702		GOODS/ SERVICES (POTENTIALLY AVOIDABLE MECHANIC'S LIEN)				\$90,165.10
KEENAN HOPKINS SUDER & STOWELL CONTRACTORS, INC. DBA KHS&S CONTRACTORS 5109 E. LA PALMA AVE, SUITE A Anaheim, CA 92807		GOODS/ SERVICES				\$198,155.27
KEMPER MASONRY PO BOX 417 Zephyr Cove, NV 89448		GOODS/ SERVICES				\$3,750.00
OTIS ELEVATOR 725 TRADEMARK DR. SUITE 102 Reno, NV 89521		GOODS/ SERVICES				\$6,957.72
PROVIDENCE ELECTRIC INC. 390 FREEPORT BLVD. #11 Sparks, NV 89431		GOODS/ SERVICES				\$72,055.00
SIERRA PACIFIC WIND PO BOX 8489 Red Bluff, CA 96080		GOODS/ SERVICES				\$123,096.37
SIERRA SINGLE PLY, INC. 1812 MAIN STREET #130 Sacramento, CA 95838		GOODS/ SERVICES (POTENTIALLY AVOIDABLE MECHANIC'S LIEN)				\$85,708.04
SLOBOGIN STEEL & CONSTRUCTION LLC PO BOX 455 Minden, NV 89423		GOODS/ SERVICES (POTENTIALLY AVOIDABLE MECHANIC'S LIEN)				\$30,629.28
UNIVERSAL ENGINEERING 695 EDISON WAY Reno, NV 89502		GOODS/ SERVICES				\$9,178.50

Debtor **PEAK TAHOE LLC**
NameCase number (if known) **23-50483**

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
VERTICAL IRON WORKS 307 MORRILL AVE. Reno, NV 89512		GOODS/ SERVICES				\$58,074.00
WESTERN WATER FEATURES 5088 HILLSDALE CIRCLE El Dorado Hills, CA 95762		GOODS/ SERVICES				\$1,487.50

Fill in this information to identify the case:

Debtor name **PEAK TAHOE LLC**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**Case number (if known) **23-50483**☐ Check if this is an amended filing**Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals**

12/15

Part 1: Summary of Assets**1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ 43,300,000.00
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ 1,190,741.19
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ 44,490,741.19

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i>	\$ 17,186,591.78
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ 25,464.53
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ 723,657.92
4. Total liabilities Lines 2 + 3a + 3b	\$ 17,935,714.23

Fill in this information to identify the case:Debtor name **PEAK TAHOE LLC**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**Case number (if known) **23-50483**☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor**Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. **PNC BANK****CHECKING****2809****\$3,219.59**3.2. **FLAGSTAR****CONTROL ACCOUNT****1206****\$0.00****4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$3,219.59**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Part 3: Accounts receivable**10. Does the debtor have any accounts receivable?**

- ☒ No. Go to Part 4.
☐ Yes Fill in the information below.

Debtor **PEAK TAHOE LLC**
NameCase number (If known) **23-50483****Part 4: Investments**

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☐ No. Go to Part 6.
☒ Yes Fill in the information below.

	General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19.	Raw materials FIRE SPRINKLER PIPING	01/31/23	\$0.00		\$125,521.60
20.	Work in progress				
21.	Finished goods, including goods held for resale HVAC EQUIPMENT (BEING STORED BY MT. ROSE HEATING & AIR)	12/31/22	\$0.00		\$987,000.00
22.	Other inventory or supplies MASONRY ROCK	11/16/22	\$0.00		\$75,000.00

23. Total of Part 5.

Add lines 19 through 22. Copy the total to line 84.

\$1,187,521.60

24. Is any of the property listed in Part 5 perishable?

- ☒ No
☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☒ No
☐ Yes. Book value _____ Valuation method _____ Current Value _____

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.

Debtor **PEAK TAHOE LLC**
NameCase number (If known) **23-50483**☐ Yes Fill in the information below.**Part 8: Machinery, equipment, and vehicles****46. Does the debtor own or lease any machinery, equipment, or vehicles?**

- ☒ No. Go to Part 9.
- ☐ Yes Fill in the information below.

Part 9: Real property**54. Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.
- ☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**Description and location of property**

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).

Nature and extent of debtor's interest in property**Net book value of debtor's interest (Where available)****Valuation method used for current value****Current value of debtor's interest**

55.1. **323 TRAMWAY DRIVE, STATELINE NEVADA; APNS: 1319-30-544-000 THRU 054; APPRAISAL CONDUCTED BY BALBEC CAPITAL LP - PURPORTED NEW LENDER PRE-PETITION**

Fee simple

\$0.00

Appraisal

\$43,300,000.00

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$43,300,000.00**57. Is a depreciation schedule available for any of the property listed in Part 9?**

- ☒ No
- ☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☐ No
- ☒ Yes

Part 10: Intangibles and intellectual property**59. Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
- ☐ Yes Fill in the information below.

Part 11: All other assets**70. Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

Debtor PEAK TAHOE LLC
Name

Case number (If known) 23-50483

- ☒ No. Go to Part 12.
☐ Yes Fill in the information below.

Debtor **PEAK TAHOE LLC**
NameCase number (If known) **23-50483****Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$3,219.59	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$1,187,521.60	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$43,300,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$1,190,741.19	+ 91b. \$43,300,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$44,490,741.19

Fill in this information to identify the case:Debtor name **PEAK TAHOE LLC**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**Case number (if known) **23-50483**☐ Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property****12/15**

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
2.1	ALCAL SPECIALTY CONTRACTING, INC. Creditor's Name 650 SPICE ISLAND DR. Sparks, NV 89431 Creditor's mailing address Creditor's email address, if known Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. BSP OF FINANCE, LLC 2. SMC CONSTRUCTION CO. 3. RICHARD JOSEPH CONSTRUCTION, INC. 4. MT. ROSE HEATING & AIR CONDITIONING, INC 5. SAFWAY SERVICES, LLC 6. ALCAL SPECIALTY CONTRACTING, INC. 7. ELIOT BUILDING COMPANY 8. KINGSBURY 9. FIRST SERVICE RESIDENTIAL	Describe debtor's property that is subject to a lien 323 TRAMWAY DRIVE, STATELINE NEVADA; APNS: 1319-30-544-000 THRU 054; APPRAISAL CONDUCTED BY BALBEC CAPITAL LP - PURPORTED NEW LENDER PRE-PETITION Describe the lien Mechanic's Lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$40,629.20	\$43,300,000.00

Debtor	Name	Case number (if known)	
	PEAK TAHOE LLC	23-50483	
2.2	BSP OF FINANCE, LLC <small>Creditor's Name</small> 1345 AVENUE OF THE AMERICAS SUITE 32A New York, NY 10105 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small> Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1	Describe debtor's property that is subject to a lien 323 TRAMWAY DRIVE, STATELINE NEVADA; APNS: 1319-30-544-000 THRU 054; APPRAISAL CONDUCTED BY BALBEC CAPITAL LP - PURPORTED NEW LENDER PRE-PETITION <hr/> Describe the lien FIRST PRIORITY DEED OF TRUST Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) <hr/> As of the petition filing date, the claim is: Check all that apply <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$15,506,662.28 <hr/> \$43,300,000.00 <hr/>
2.3	ELIOT BUILDING COMPANY <small>Creditor's Name</small> PO BOX 415 Tahoe Vista, CA 96148 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small> Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1	Describe debtor's property that is subject to a lien 323 TRAMWAY DRIVE, STATELINE NEVADA; APNS: 1319-30-544-000 THRU 054; APPRAISAL CONDUCTED BY BALBEC CAPITAL LP - PURPORTED NEW LENDER PRE-PETITION <hr/> Describe the lien Mechanic's Lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) <hr/> As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$426,905.88 <hr/> \$43,300,000.00 <hr/>
2.4	FIRST SERVICE RESIDENTIAL <small>Creditor's Name</small> PO BOX 30422 Tampa, FL 33630 <small>Creditor's mailing address</small>	Describe debtor's property that is subject to a lien 323 TRAMWAY DRIVE, STATELINE NEVADA; APNS: 1319-30-544-000 THRU 054; APPRAISAL CONDUCTED BY BALBEC CAPITAL LP - PURPORTED NEW LENDER PRE-PETITION <hr/> Describe the lien HOMEOWNERS ASSOCIATION	\$80,754.34 <hr/> \$43,300,000.00 <hr/>

Debtor **PEAK TAHOE LLC** Case number (if known) **23-50483**

Name

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed2.5 **KINGSBURY**

Creditor's Name

**PO BOX 2220
Stateline, NV 89449**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Describe debtor's property that is subject to a lien

**323 TRAMWAY DRIVE, STATELINE NEVADA;
APNS: 1319-30-544-000 THRU 054;
APPRAISAL CONDUCTED BY BALBEC
CAPITAL LP - PURPORTED NEW LENDER
PRE-PETITION****\$17,546.65****\$43,300,000.00**

Describe the lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed2.6 **MT. ROSE HEATING & AIR
CONDITIONING, INC**

Creditor's Name

**310 SUNSHINE LANE
Reno, NV 89502**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

Describe debtor's property that is subject to a lien

**323 TRAMWAY DRIVE, STATELINE NEVADA;
APNS: 1319-30-544-000 THRU 054;
APPRAISAL CONDUCTED BY BALBEC
CAPITAL LP - PURPORTED NEW LENDER
PRE-PETITION****\$163,558.70****\$43,300,000.00**

Describe the lien

Mechanic's Lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Debtor	PEAK TAHOE LLC <small>Name</small>	Case number (if known)	23-50483
	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	

2.7	RICHARD JOSEPH CONSTRUCTION, INC. <small>Creditor's Name</small>	Describe debtor's property that is subject to a lien 323 TRAMWAY DRIVE, STATELINE NEVADA; APNS: 1319-30-544-000 THRU 054; APPRAISAL CONDUCTED BY BALBEC CAPITAL LP - PURPORTED NEW LENDER PRE-PETITION	\$251,585.80	\$43,300,000.00
	390 KIRMAN AVENUE Reno, NV 89502 <small>Creditor's mailing address</small>	Describe the lien Mechanic's Lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	<small>Creditor's email address, if known</small>			
	Date debt was incurred			
	Last 4 digits of account number			
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		

2.8	SAFWAY SERVICES, LLC <small>Creditor's Name</small>	Describe debtor's property that is subject to a lien 323 TRAMWAY DRIVE, STATELINE NEVADA; APNS: 1319-30-544-000 THRU 054; APPRAISAL CONDUCTED BY BALBEC CAPITAL LP - PURPORTED NEW LENDER PRE-PETITION	\$145,663.67	\$43,300,000.00
	750 WALSH AVE. Santa Clara, CA 95050 <small>Creditor's mailing address</small>	Describe the lien Mechanic's Lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	<small>Creditor's email address, if known</small>			
	Date debt was incurred			
	Last 4 digits of account number			
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		

2.9	SMC CONSTRUCTION CO.	Describe debtor's property that is subject to a lien	\$553,285.26	\$43,300,000.00
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Debtor **PEAK TAHOE LLC**Case number (if known) **23-50483**

Name

Creditor's Name

APN: 1319-30-544-000 THRU 054

**1086 GREG ST.
Sparks, NV 89431**

Creditor's mailing address

Describe the lien

Mechanic's Lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No☒ Yes. Specify each creditor, including this creditor and its relative priority.**Specified on line 2.1**

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$17,186,591.
78****Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**ELIZABETH FLETCHER, ESQ.
448 RIDGE STREET
Reno, NV 89501**Line 2.9**JEFFREY S. SPENCER
SILVER STATE LAW, LLC
61 CONTINENTAL DRIVE
Reno, NV 89509**Line 2.7**JEFFREY S. SPENCER
SILVER STATE LAW, LLC
61 CONTINENTAL DRIVE
Reno, NV 89509**Line 2.6**NATHAN KANUTE, ESQ.
SNELL & WILMER LLP
50 W. LIBERTY STREET
SUITE 510
Reno, NV 89501**Line 2.2**NELSON MULLINS RILEY & SCARBOROUGH LLP
201 17TH STREET NW
SUITE 1700
Atlanta, GA 30363**Line 2.2**RICK OSHINSKI, ESQ.
OSHINSKI & FORSBERG, LTD.
504 E. MUSSER ST, STE 202
Carson City, NV 89701**Line 2.1

Debtor **PEAK TAHOE LLC**

Name

Case number (if known)

23-50483

SCOTT L. HERNANDEZ, ESQ.
1086 GREG STREET
Sparks, NV 89431

Line **2.9**

Fill in this information to identify the case:Debtor name **PEAK TAHOE LLC**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**Case number (if known) **23-50483**☐ Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims****12/15**

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims**1. Do any creditors have priority unsecured claims?** (See 11 U.S.C. § 507).☐ No. Go to Part 2.☒ Yes. Go to line 2.**2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part.** If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

			Total claim	Priority amount
2.1	Priority creditor's name and mailing address DOUGLAS COUNTY TREASURER POX BOX 218 Minden, NV 89423	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$15,384.53	\$15,384.53
	Date or dates debt was incurred Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Basis for the claim: PROPERTY TAXES Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
2.2	Priority creditor's name and mailing address INTERNAL REVENUE SERVICE P O BOX 7346 Philadelphia, PA 19101-7346	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$5,040.00	\$5,040.00
	Date or dates debt was incurred 12/31/2021 Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Basis for the claim: TAXES OWING Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Debtor	PEAK TAHOE LLC Name	Case number (if known)	23-50483
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3.2	Priority creditor's name and mailing address INTERNAL REVENUE SERVICE P O BOX 7346 Philadelphia, PA 19101-7346	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$5,040.00	\$5,040.00
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Date or dates debt was incurred	Basis for the claim: ESTIMATED TAX LIABILITY 2022
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Last 4 digits of account number	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

			Amount of claim
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3.1	Nonpriority creditor's name and mailing address CALIFORNIA MANTLE PO BOX 340037 Sacramento, CA 95864 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,840.00
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3.2	Nonpriority creditor's name and mailing address CHEEK CONSTRUCTION 3303 RENO HIGHWAY Fallon, NV 89406 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$571.25
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3.3	Nonpriority creditor's name and mailing address DSS DEVELOPMENT SOLUTIONS 8915 S. PECOS ROAD #20A Henderson, NV 89074 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,857.92
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3.4	Nonpriority creditor's name and mailing address HIGH SIERRA FIRE 3250 RETAIL DRIVE SUITE 120-24 Carson City, NV 89706 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$38,131.97
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3.5	Nonpriority creditor's name and mailing address JUSTIN WILSON CONSTRUCTION PO BOX 3886 Carson City, NV 89702 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES (POTENTIALLY AVOIDABLE MECHANIC'S LIEN)</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$90,165.10
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Debtor	PEAK TAHOE LLC	Case number (if known)	23-50483
Name			
3.6	Nonpriority creditor's name and mailing address KEENAN HOPKINS SUDER & STOWELL CONTRACTORS, INC. DBA KHS&S CONTRACTORS 5109 E. LA PALMA AVE, SUITE A Anaheim, CA 92807 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$198,155.27
3.7	Nonpriority creditor's name and mailing address KEMPER MASONRY PO BOX 417 Zephyr Cove, NV 89448 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,750.00
3.8	Nonpriority creditor's name and mailing address OTIS ELEVATOR 725 TRADEMARK DR. SUITE 102 Reno, NV 89521 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$6,957.72
3.9	Nonpriority creditor's name and mailing address PROVIDENCE ELECTRIC INC. 390 FREEPORT BLVD. #11 Sparks, NV 89431 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$72,055.00
3.10	Nonpriority creditor's name and mailing address SIERRA PACIFIC WIND PO BOX 8489 Red Bluff, CA 96080 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$123,096.37
3.11	Nonpriority creditor's name and mailing address SIERRA SINGLE PLY, INC. 1812 MAIN STREET #130 Sacramento, CA 95838 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES (POTENTIALLY AVOIDABLE MECHANIC'S LIEN)</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$85,708.04
3.12	Nonpriority creditor's name and mailing address SLOBOGIN STEEL & CONSTRUCTION LLC PO BOX 455 Minden, NV 89423 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES (POTENTIALLY AVOIDABLE MECHANIC'S LIEN)</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$30,629.28

Debtor	PEAK TAHOE LLC Name	Case number (if known)	23-50483
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3.13	Nonpriority creditor's name and mailing address UNIVERSAL ENGINEERING 695 EDISON WAY Reno, NV 89502 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$9,178.50
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3.14	Nonpriority creditor's name and mailing address VERTICAL IRON WORKS 307 MORRILL AVE. Reno, NV 89512 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$58,074.00
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3.15	Nonpriority creditor's name and mailing address WESTERN WATER FEATURES 5088 HILLSDALE CIRCLE El Dorado Hills, CA 95762 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>GOODS/ SERVICES</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,487.50
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Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	LANAK & HANNA, P.C. 10781 WEST TWAIN AVE. Las Vegas, NV 89135	Line <u>3.6</u> <input type="checkbox"/> Not listed. Explain ____	—
4.2	SHANE SINGH, ESQ. LEWIS BRISBOIS BISGAARD & SMITH, LLP 2020 WEST EL CAMINO AVE. Sacramento, CA 95833	Line <u>3.11</u> <input type="checkbox"/> Not listed. Explain ____	—
4.3	SLOBOGIN STEEL & CONSTRUCTION LLC C/O MAIL CENTER 9450 SW GEMINI DR #7790 Beaverton, OR 97008	Line <u>3.12</u> <input type="checkbox"/> Not listed. Explain ____	—

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

	<table border="1" style="width: 100%;"> <tr> <th colspan="2" style="background-color: #e0e0e0;">Total of claim amounts</th> </tr> <tr> <td style="width: 10%;">5a. Total claims from Part 1</td> <td style="text-align: right;">\$ 25,464.53</td> </tr> <tr> <td>5b. Total claims from Part 2</td> <td style="text-align: right;">+ \$ 723,657.92</td> </tr> <tr> <td>5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.</td> <td style="text-align: right;">\$ 749,122.45</td> </tr> </table>	Total of claim amounts		5a. Total claims from Part 1	\$ 25,464.53	5b. Total claims from Part 2	+ \$ 723,657.92	5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	\$ 749,122.45
Total of claim amounts									
5a. Total claims from Part 1	\$ 25,464.53								
5b. Total claims from Part 2	+ \$ 723,657.92								
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	\$ 749,122.45								

Fill in this information to identify the case:Debtor name **PEAK TAHOE LLC**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**Case number (if known) **23-50483**☐ Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases****12/15****Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.****1. Does the debtor have any executory contracts or unexpired leases?**☒ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.☐ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal**Property*

(Official Form 206A/B).

2. List all contracts and unexpired leases**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Fill in this information to identify the case:Debtor name **PEAK TAHOE LLC**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**Case number (if known) **23-50483**☐ Check if this is an amended filing**Official Form 206H****Schedule H: Your Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

*Column 1: Codebtor**Column 2: Creditor***Name****Mailing Address****Name***Check all schedules that apply:*

2.1 **ISMAIL KH
AL-SHATTI** **6609 FOLSOM AUBURN RD
B-100
Folsom, CA 95630**

**BSP OF FINANCE,
LLC**

☒ D **2.2**
☐ E/F _____
☐ G _____

2.2 **SHEBA
DEVELOPMENT,
LLC** **6909 FOLSOM AUBURN RD
B-100
Folsom, CA 95630**

**BSP OF FINANCE,
LLC**

☒ D **2.2**
☐ E/F _____
☐ G _____

Fill in this information to identify the case:Debtor name **PEAK TAHOE LLC**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**Case number (if known) **23-50483**☐ Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income**1. Gross revenue from business**☐ None.**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year****Sources of revenue**
Check all that apply**Gross revenue**
(before deductions and exclusions)**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☐ None.**Description of sources of revenue****Gross revenue from each source**
(before deductions and exclusions)**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.**Creditor's Name and Address****Dates****Total amount of value****Reasons for payment or transfer**
*Check all that apply***4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.**Insider's name and address**
Relationship to debtor**Dates****Total amount of value****Reasons for payment or transfer****5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

Debtor **PEAK TAHOE LLC**Case number (if known) **23-50483**☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. SMC CONSTRUCTION CO., A NEVADA CORPORATION, PLAINTIFF, VS. PEAK TAHOE LLC, A NEVADA LIMITED LIABILITY COMPANY; AND DOES 1-5, DEFENDANTS. 2023-CV-00035	CIVIL	NINTH JUDICIAL DISTRICT FOR THE STATE OF NEVADA IN AND FOR THE COUNTY OF DOUGLAS	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	<p>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.</p> <p>List unpaid claims on Official Form 106A/B (<i>Schedule A/B: Assets – Real and Personal Property</i>).</p>		

Debtor **PEAK TAHOE LLC**Case number (if known) **23-50483****Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.	HARRIS LAW PRACTICE LLC 850 PATRIOT BLVD SUITE F RENO, NV 89511		7/12/2023	\$40,000.00
	Email or website address			
	Who made the payment, if not debtor? SHEBA DEVELOPMENT, LLC			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☐ None.

	Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1	BSP OF FINANCE, LLC	SETOFF FROM RESERVE ACCOUNT AS PURPORTED "EXIT FEE" PRIOR TO PROJECT COMPLETION	07/26/2022	\$2,270,757.25
	Relationship to debtor			

Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy From-To
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Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

Debtor **PEAK TAHOE LLC**Case number (if known) **23-50483**

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☐ No. Go to Part 9.
- ☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

Part 9: Personally Identifiable Information**16. Does the debtor collect and retain personally identifiable information of customers?**

- ☐ No.
- ☐ Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☐ No. Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

- ☐ None

Financial Institution name and Address

Last 4 digits of account number

Type of account or instrument

Date account was closed, sold, moved, or transferred

Last balance before closing or transfer

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

- ☐ None

Depository institution name and address

Names of anyone with access to it
Address

Description of the contents

Does debtor still have it?

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

- ☐ None

Facility name and address

Names of anyone with access to it

Description of the contents

Does debtor still have it?

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

Debtor **PEAK TAHOE LLC**Case number (if known) **23-50483****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- ☒ No.
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN. Dates business existed
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26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

Name and address	Date of service From-To
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Debtor **PEAK TAHOE LLC**Case number (if known) **23-50483****Name and address****Date of service
From-To**

26a.1. **TINSETH ACCOUNTANCY**
PO BOX 221726
Sacramento, CA 95822

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☒ None

Name and address**If any books of account and records are
unavailable, explain why**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

**Name of the person who supervised the taking of the
inventory****Date of inventory****The dollar amount and basis (cost, market,
or other basis) of each inventory**

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
SHEBA DEVELOPMENT, LLC	6609 FOLSOM AUBURN RD B-100 Folsom, CA 95630	MEMBER	99.5%
Name	Address	Position and nature of any interest	% of interest, if any
THE PEAK TAHOE, L.L.C.	A DELAWARE LIMITED LIABILITY COMPANY 3223 TRAMWAY DRIVE Stateline, NV 89449	MANAGING MEMBER	0.5%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☒ No

☐ Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☒ No

☐ Yes. Identify below.

Debtor **PEAK TAHOE LLC**Case number (if known) **23-50483**

Name and address of recipient

Amount of money or description and value of property

Dates

Reason for providing the value

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the pension fund

Employer Identification number of the pension fund

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **August 1, 2023**/s/ JONATHAN MOUGHARBEL, AS
TRUSTEE, MANAGING MEMBER

Signature of individual signing on behalf of the debtor

JONATHAN MOUGHARBEL, AS TRUSTEE,
MANAGING MEMBER

Printed name

Position or relationship to debtor **OF SHEBA DEVELOPMENT, LLC,
MEMBER OF THE PEAK TAHOE L.L.C.**Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes